

HOUSING MARKET INFORMATION

HOUSING NOW Edmonton CMA



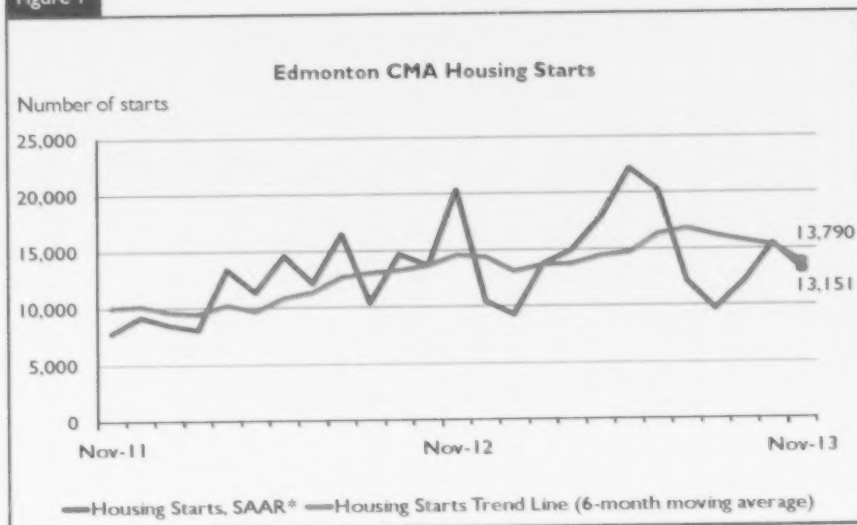
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2013

Highlights

- Actual housing starts decline in November
- Single-family homes under construction increasing
- Ownership inventory of multi-family homes remains low

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

† Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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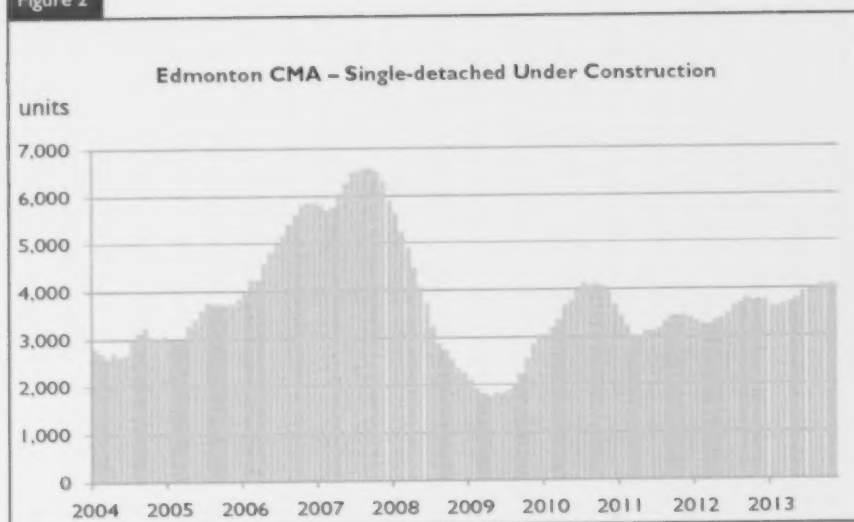
Housing Market Overview

Housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 13,790 units in November compared to 15,291 in October. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA declined 35 per cent year-over-year in November to 1,125 units. An increase in the number of single-family housing starts was more than offset by a reduction in multi-family housing starts. Foundations were poured on 567 single-family homes in November, up from 505 a year prior. Multi-family housing starts, which include semi-detached, row and apartment units, declined to 558 units, down from 1,229 in November 2012. From January to November of 2013, total housing starts numbered 13,462 units, a 12 per cent increase from the same period of 2012.

Single-detached housing starts in the Edmonton CMA rose 12 per cent in November. Within Edmonton city limits, there was an 11 per cent increase in the number of single-family homes started, with 377 homes breaking ground. Demand for new single-family homes has been supported by employment growth, rising wages, strong migration, and a relatively low number of active listings in the competing resale market. Through the first 11 months of 2013, 5,581 single-family homes were started in the Edmonton CMA, a six per cent increase from the corresponding period of 2012.

Figure 2



Sources: CMHC

There were 4,078 single-detached units under construction in November, eight per cent higher than in the corresponding period of 2012. The number of units under construction has been gradually increasing throughout 2013. The number of single-detached homes in ownership inventory also rose eight per cent in November, to 640 units. Through the first 11 months of 2013, the number of single-detached units in inventory has averaged 612 units, compared to 578 in the same period of 2012. Higher numbers of single-family homes under construction, coupled with an increase in inventory, has led to an increase in the supply of single-family homes. As of November 2013, the supply of single-detached homes was 4,718 units, up eight per cent year-over-year.

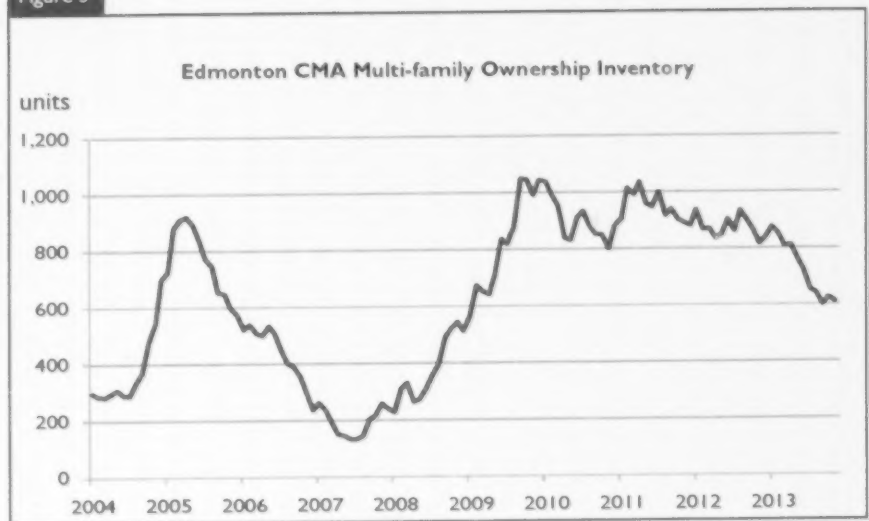
After three consecutive months of year-over-year increases, the average absorbed price slipped 1.0 per cent in November. The average absorbed price for single-family homes was

\$504,611, down from \$509,943 a year prior. The decline can be contributed, in part, to fewer higher priced homes being absorbed. Homes priced over \$650,000 accounted for 11 per cent of all single-family homes absorbed in November, down from 15 per cent in the same month of 2012.

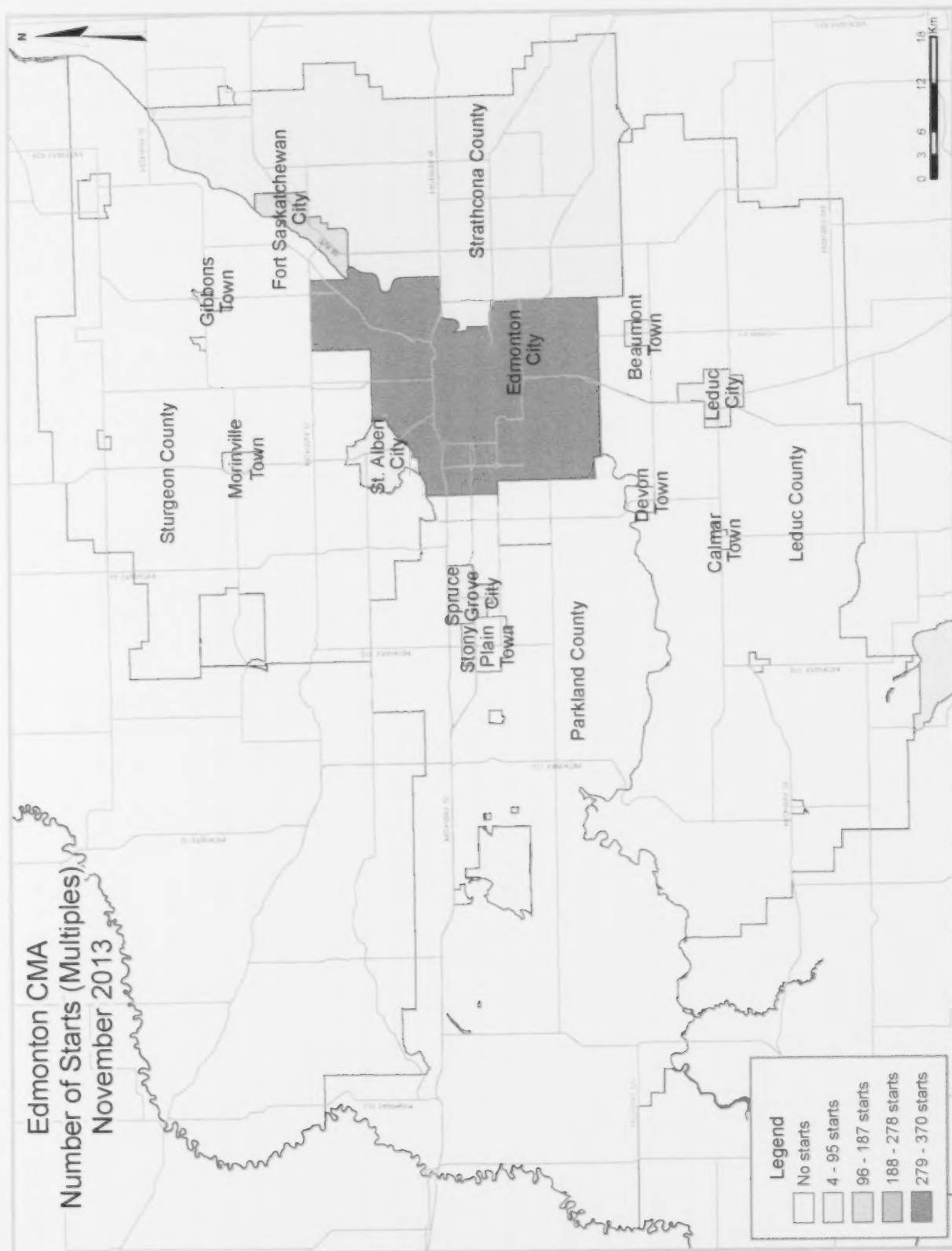
Multi-family housing starts in the Edmonton CMA totalled 558 units in November, down 55 per cent from 12 months prior. There were 1,229 multi-family starts in November 2012, one of the highest totals for multi-family starts in November on record. In November 2013, both semi-detached and apartment starts posted year-over-year declines, while the number of row units increased 54 per cent. Year-to-date, multi-family housing starts were up 16 per cent from the same period of 2012. Construction of multi-family homes has been supported by employment growth, elevated migration, low multi-family ownership inventory and a low rental vacancy rate.

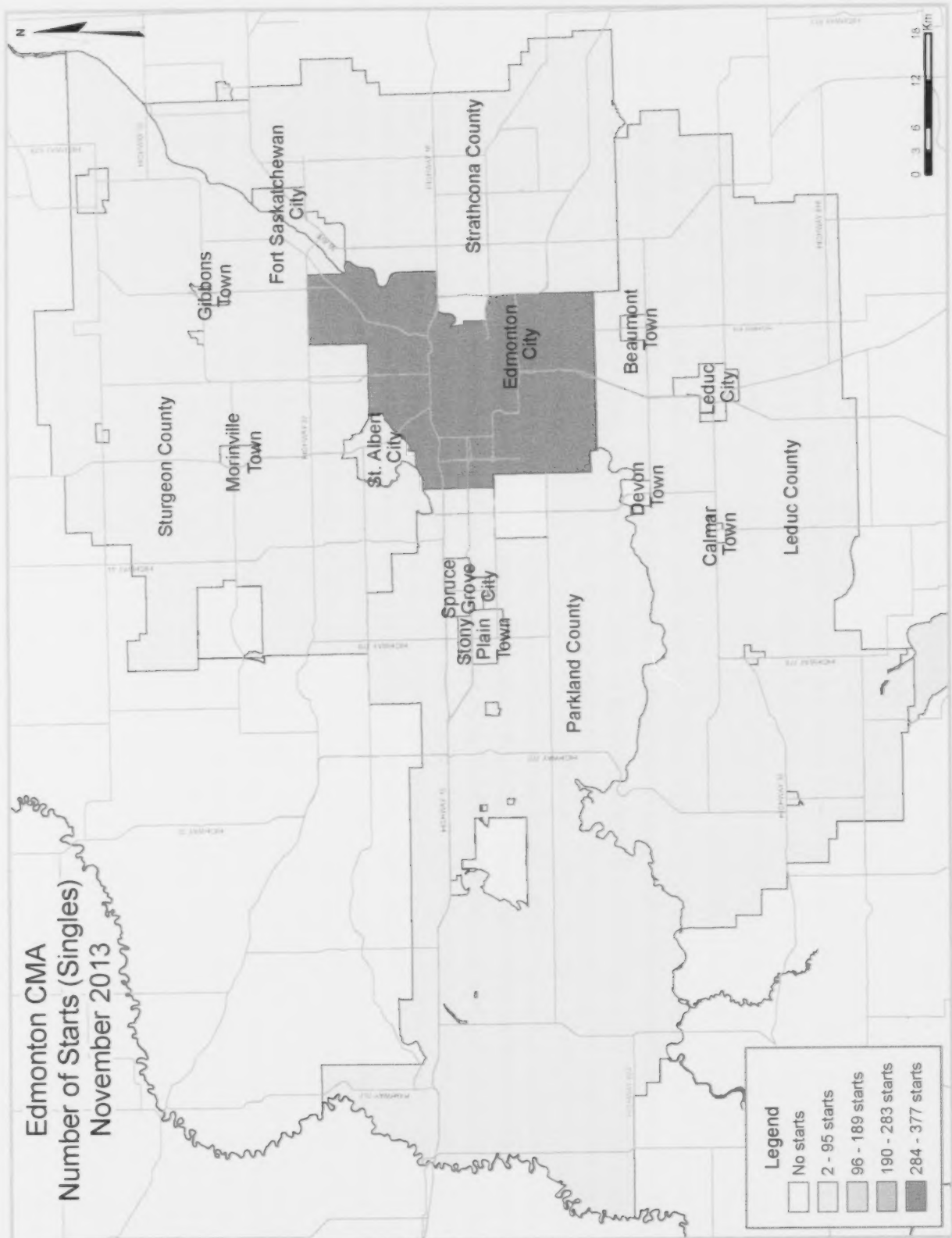
The number of multi-family units absorbed into the ownership market increased 29 per cent year-over-year in November. Absorptions totalled 524, up from 406 a year prior. At 610 units, ownership inventory of multi-family homes was 25 per cent lower in November than a year prior. Ownership inventory has posted year-over-year declines in every month of 2013. However, the number of multi-family units under construction increased 21 per cent year-over-year in November, to 9,767 units. As these units move into completion, inventories will likely move higher.

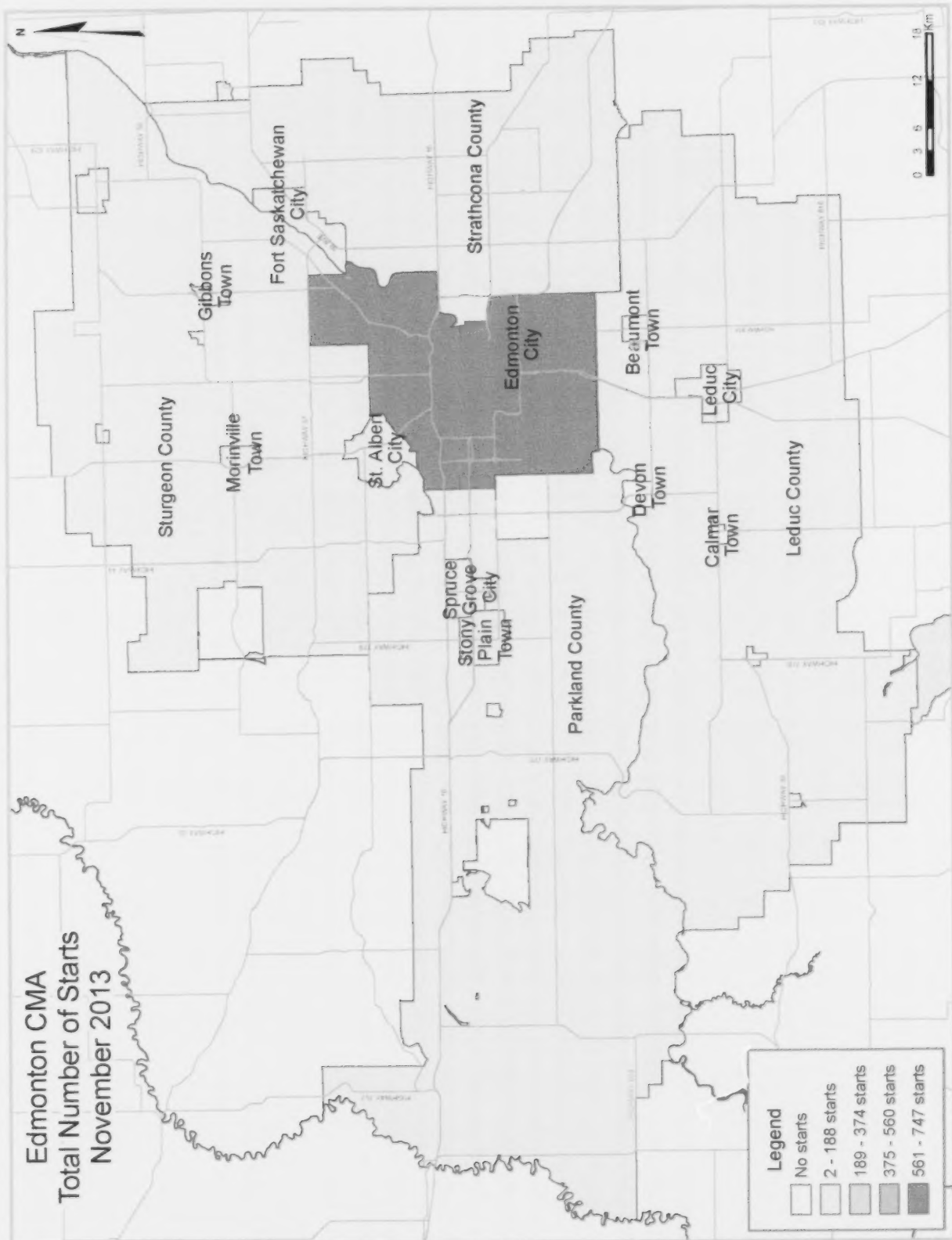
Figure 3

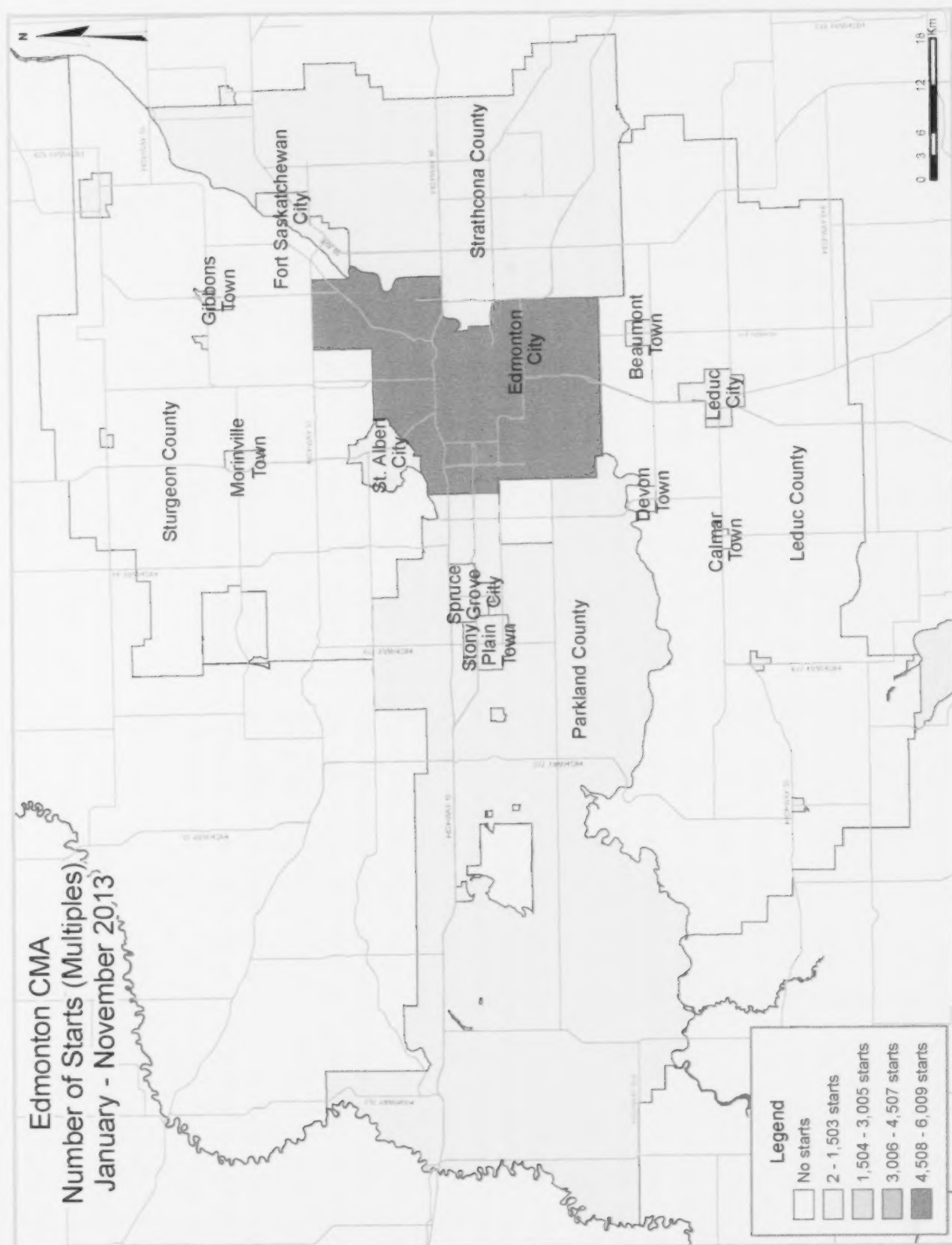


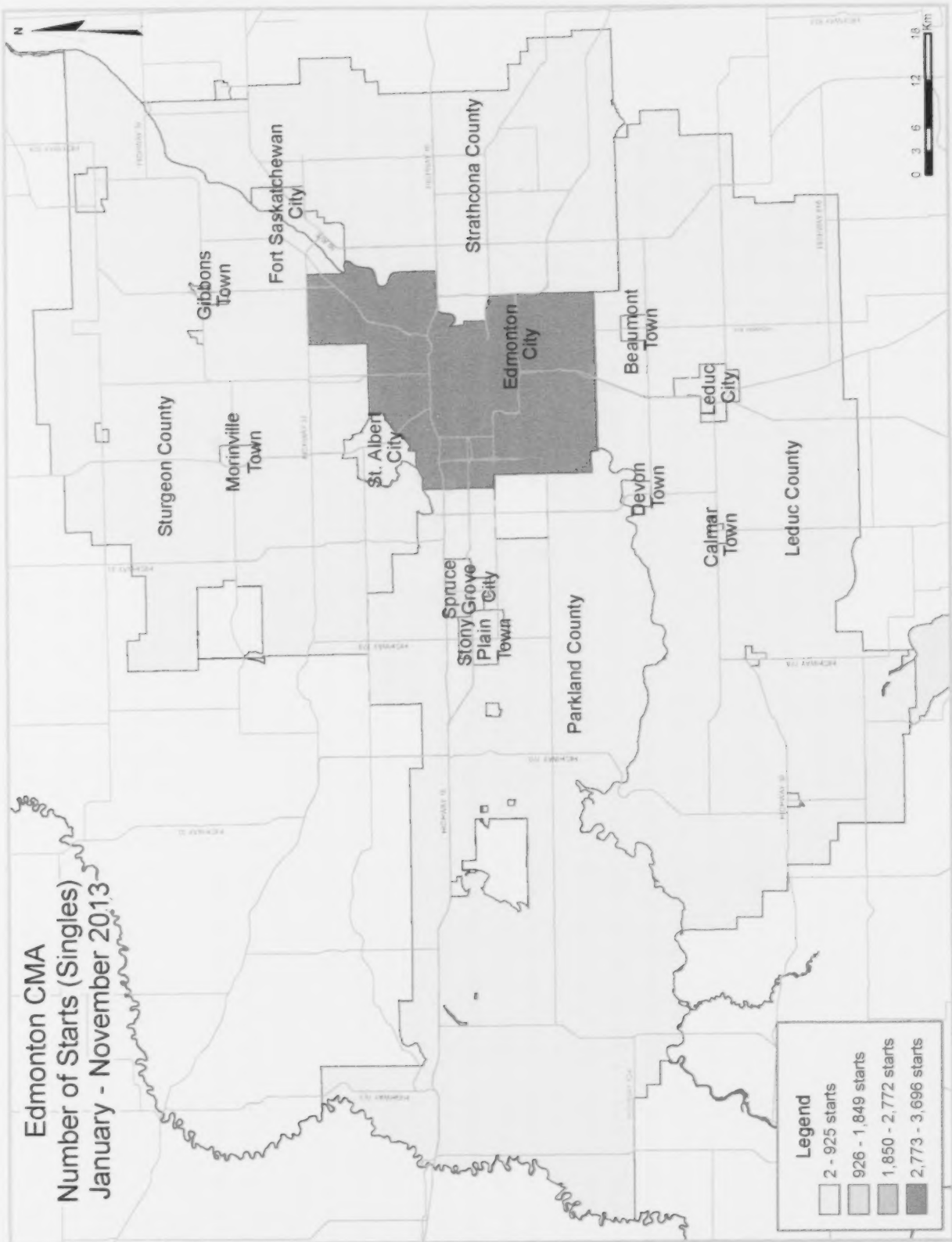
Source: CMHC

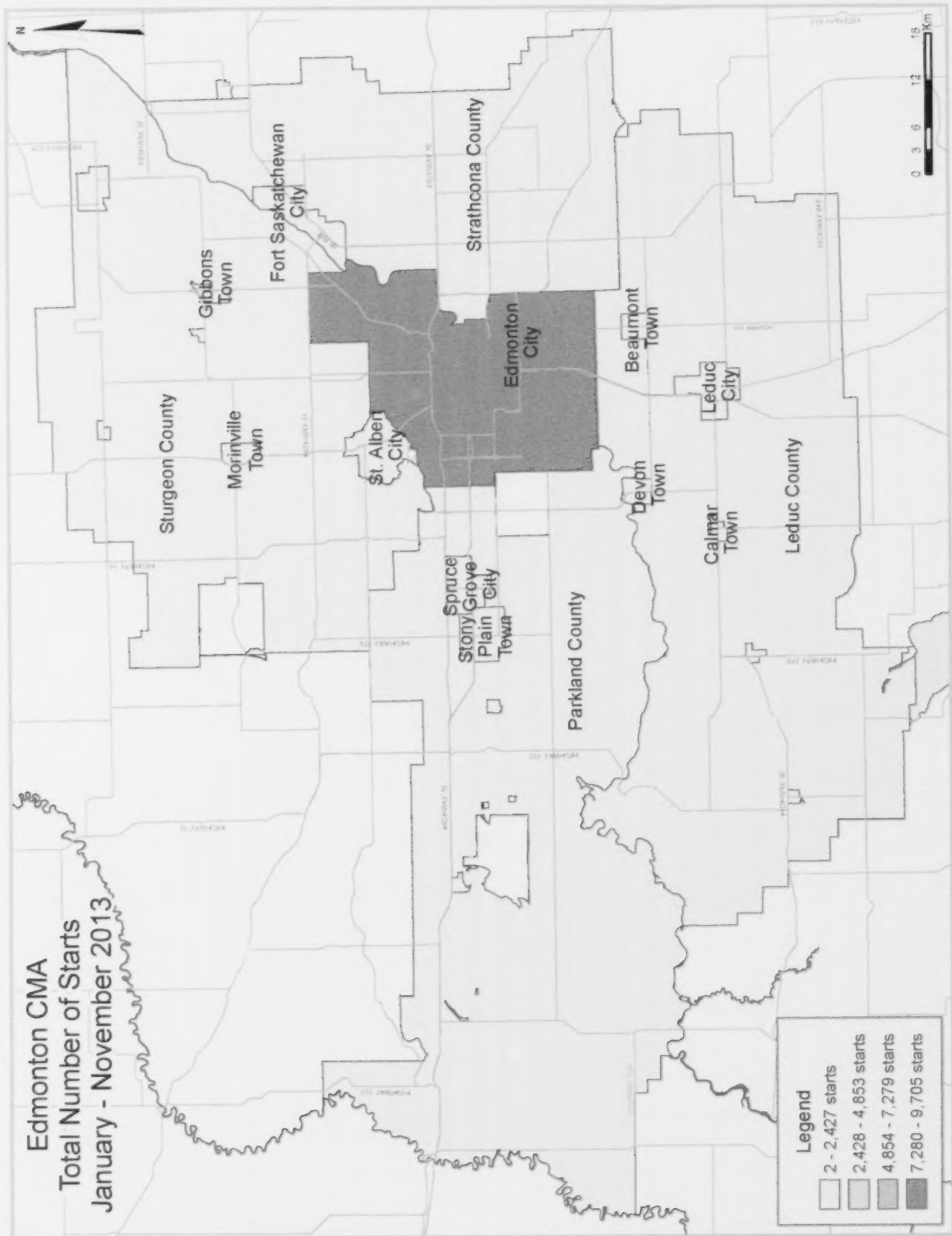












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type - Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type - Year-to-Date
- 3 Completions by Submarket and by Dwelling Type - Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type - Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market - Year-to-Date
- 2.4 Starts by Submarket and by Intended Market - Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market - Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market - Year-to-Date
- 3.4 Completions by Submarket and by Intended Market - Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market - Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend)**November 2013**

Edmonton CMA¹	October 2013	November 2013
Trend ²	15,291	13,790
SAAR	15,434	13,151
	November 2012	November 2013
Actual		
November - Single-Detached	505	567
November - Multiples	1,229	558
November - Total	1,734	1,125
January to November - Single-Detached	5,246	5,581
January to November - Multiples	6,802	7,881
January to November - Total	12,048	13,462

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2013	566	148	20	1	84	11	0	295	1,125
November 2012	505	264	7	0	74	621	0	263	1,734
% Change	12.1	-43.9	185.7	n/a	13.5	-98.2	n/a	12.2	-35.1
Year-to-date 2013	5,578	1,808	420	3	929	2,758	83	1,883	13,462
Year-to-date 2012	5,242	1,852	184	4	980	1,920	12	1,854	12,048
% Change	6.4	-2.4	128.3	-25.0	-5.2	43.6	**	1.6	11.7
UNDER CONSTRUCTION									
November 2013	4,072	1,359	332	4	975	4,697	35	2,371	13,845
November 2012	3,772	1,376	144	6	1,061	3,518	25	1,985	11,887
% Change	8.0	-1.2	130.6	-33.3	-8.1	33.5	40.0	19.4	16.5
COMPLETIONS									
November 2013	573	144	47	0	110	209	53	391	1,527
November 2012	460	144	16	0	90	113	4	0	827
% Change	24.6	0.0	193.8	n/a	22.2	85.0	**	n/a	84.6
Year-to-date 2013	5,235	1,780	217	4	961	1,196	111	1,850	11,354
Year-to-date 2012	4,841	1,312	124	9	798	1,421	16	892	9,413
% Change	8.1	35.7	75.0	-55.6	20.4	-15.8	**	107.4	20.6
COMPLETED & NOT ABSORBED									
November 2013	640	202	21	0	162	225	n/a	n/a	1,250
November 2012	594	159	27	0	170	460	n/a	n/a	1,410
% Change	7.7	27.0	-22.2	n/a	-4.7	-51.1	n/a	n/a	-11.3
ABSORBED									
November 2013	535	140	42	0	100	242	n/a	n/a	1,059
November 2012	480	161	8	0	101	136	n/a	n/a	886
% Change	11.5	-13.0	**	n/a	-1.0	77.9	n/a	n/a	19.5
Year-to-date 2013	5,204	1,726	220	4	963	1,446	n/a	n/a	9,563
Year-to-date 2012	4,858	1,251	115	9	782	1,515	n/a	n/a	8,530
% Change	7.1	38.0	91.3	-55.6	23.1	-4.6	n/a	n/a	12.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Edmonton City									
November 2013	376	124	12	1	70	11	0	153	747
November 2012	341	212	0	0	38	621	0	263	1,475
Beaumont Town									
November 2013	11	8	0	0	0	0	0	0	19
November 2012	20	0	0	0	0	0	0	0	20
Devon Town									
November 2013	0	0	0	0	0	0	0	0	0
November 2012	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
November 2013	19	4	0	0	0	0	0	142	165
November 2012	31	10	0	0	6	0	0	0	47
Leduc City									
November 2013	20	2	4	0	3	0	0	0	29
November 2012	17	14	4	0	15	0	0	0	50
Leduc County									
November 2013	13	0	0	0	0	0	0	0	13
November 2012	8	0	0	0	0	0	0	0	8
Morinville Town									
November 2013	2	0	4	0	0	0	0	0	6
November 2012	8	0	0	0	0	0	0	0	8
Parkland County									
November 2013	26	0	0	0	0	0	0	0	26
November 2012	15	0	0	0	0	0	0	0	15
Spruce Grove City									
November 2013	26	4	0	0	0	0	0	0	30
November 2012	12	16	3	0	0	0	0	0	31
St. Albert City									
November 2013	20	0	0	0	8	0	0	0	28
November 2012	10	0	0	0	0	0	0	0	10
Stony Plain Town									
November 2013	6	0	0	0	0	0	0	0	6
November 2012	6	10	0	0	0	0	0	0	16
Strathcona County									
November 2013	26	6	0	0	3	0	0	0	35
November 2012	29	2	0	0	15	0	0	0	46
Sturgeon County									
November 2013	15	0	0	0	0	0	0	0	15
November 2012	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
November 2013	6	0	0	0	0	0	0	0	6
November 2012	3	0	0	0	0	0	0	0	3
Edmonton CMA									
November 2013	566	148	20	1	84	11	0	295	1,125
November 2012	505	264	7	0	74	621	0	263	1,734

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Edmonton City									
November 2013	2,605	1,053	167	4	806	4,311	10	1,517	10,473
November 2012	2,310	1,072	68	5	830	3,220	13	1,596	9,114
Beaumont Town									
November 2013	125	40	39	0	0	0	0	104	308
November 2012	190	28	7	0	0	0	0	0	225
Devon Town									
November 2013	3	0	0	0	0	0	0	0	3
November 2012	10	0	0	0	5	0	0	0	15
Fort Saskatchewan City									
November 2013	143	36	0	0	2	0	21	142	344
November 2012	149	36	4	1	8	0	0	0	198
Leduc City									
November 2013	244	58	62	0	19	160	0	0	543
November 2012	209	72	11	0	33	160	0	0	485
Leduc County									
November 2013	115	0	0	0	0	0	0	0	115
November 2012	102	2	0	0	0	0	0	0	104
Morinville Town									
November 2013	25	0	12	0	4	0	0	37	78
November 2012	44	2	8	0	16	0	0	0	70
Parkland County									
November 2013	136	0	0	0	0	0	0	0	136
November 2012	140	0	0	0	0	0	0	0	140
Spruce Grove City									
November 2013	160	102	52	0	27	92	0	143	576
November 2012	103	86	46	0	18	92	0	202	547
St. Albert City									
November 2013	107	4	0	0	24	72	0	428	635
November 2012	117	30	0	0	0	0	0	118	265
Stony Plain Town									
November 2013	42	18	0	0	19	4	0	0	83
November 2012	48	40	0	0	32	0	0	0	120
Strathcona County									
November 2013	216	48	0	0	74	58	0	0	396
November 2012	204	8	0	0	119	46	0	69	446
Sturgeon County									
November 2013	99	0	0	0	0	0	0	0	99
November 2012	91	0	0	0	0	0	0	0	91
Remainder of the CMA									
November 2013	52	0	0	0	0	0	4	0	56
November 2012	55	0	0	0	0	0	12	0	67
Edmonton CMA									
November 2013	4,072	1,359	332	4	975	4,697	35	2,371	13,845
November 2012	3,772	1,376	144	6	1,061	3,518	25	1,985	11,887

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Edmonton City									
November 2013	363	122	32	0	97	209	34	391	1,248
November 2012	298	104	0	0	70	113	4	0	589
Beaumont Town									
November 2013	17	0	12	0	0	0	0	0	29
November 2012	12	0	0	0	0	0	0	0	12
Devon Town									
November 2013	1	0	0	0	0	0	0	0	1
November 2012	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
November 2013	32	6	0	0	2	0	19	0	59
November 2012	33	8	0	0	0	0	0	0	41
Leduc City									
November 2013	13	8	0	0	6	0	0	0	27
November 2012	8	18	0	0	4	0	0	0	30
Leduc County									
November 2013	9	0	0	0	0	0	0	0	9
November 2012	5	0	0	0	0	0	0	0	5
Morinville Town									
November 2013	4	0	3	0	3	0	0	0	10
November 2012	8	0	0	0	4	0	0	0	12
Parkland County									
November 2013	38	2	0	0	0	0	0	0	40
November 2012	3	0	0	0	0	0	0	0	3
Spruce Grove City									
November 2013	35	6	0	0	0	0	0	0	41
November 2012	1	2	16	0	0	0	0	0	19
St. Albert City									
November 2013	14	0	0	0	0	0	0	0	14
November 2012	28	0	0	0	0	0	0	0	28
Stony Plain Town									
November 2013	5	0	0	0	0	0	0	0	5
November 2012	3	0	0	0	4	0	0	0	7
Strathcona County									
November 2013	35	0	0	0	2	0	0	0	37
November 2012	44	12	0	0	8	0	0	0	64
Sturgeon County									
November 2013	2	0	0	0	0	0	0	0	2
November 2012	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
November 2013	5	0	0	0	0	0	0	0	5
November 2012	6	0	0	0	0	0	0	0	6
Edmonton CMA									
November 2013	573	144	47	0	110	209	53	391	1,527
November 2012	460	144	16	0	90	113	4	0	827

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total ^(*)
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Edmonton City									
November 2013	353	146	9	0	101	153	n/a	n/a	762
November 2012	250	95	7	0	85	286	n/a	n/a	723
Beaumont Town									
November 2013	35	2	1	0	0	0	n/a	n/a	38
November 2012	23	2	0	0	0	0	n/a	n/a	25
Devon Town									
November 2013	3	0	0	0	3	0	n/a	n/a	6
November 2012	1	0	0	0	1	0	n/a	n/a	2
Fort Saskatchewan City									
November 2013	34	5	0	0	3	0	n/a	n/a	42
November 2012	57	7	0	0	10	30	n/a	n/a	104
Leduc City									
November 2013	31	9	0	0	1	0	n/a	n/a	41
November 2012	38	21	0	0	0	17	n/a	n/a	76
Leduc County									
November 2013	4	0	0	0	0	0	n/a	n/a	4
November 2012	1	0	0	0	0	0	n/a	n/a	1
Morinville Town									
November 2013	17	1	7	0	17	0	n/a	n/a	42
November 2012	15	0	2	0	22	0	n/a	n/a	39
Parkland County									
November 2013	10	0	0	0	0	0	n/a	n/a	10
November 2012	15	4	0	0	0	0	n/a	n/a	19
Spruce Grove City									
November 2013	39	17	4	0	19	0	n/a	n/a	79
November 2012	46	23	18	0	30	0	n/a	n/a	117
St. Albert City									
November 2013	40	0	0	0	0	16	n/a	n/a	56
November 2012	34	0	0	0	0	36	n/a	n/a	70
Stony Plain Town									
November 2013	24	20	0	0	12	42	n/a	n/a	98
November 2012	32	3	0	0	3	52	n/a	n/a	90
Strathcona County									
November 2013	44	2	0	0	6	14	n/a	n/a	66
November 2012	77	4	0	0	19	39	n/a	n/a	139
Sturgeon County									
November 2013	0	0	0	0	0	0	n/a	n/a	0
November 2012	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
November 2013	6	0	0	0	0	0	n/a	n/a	6
November 2012	5	0	0	0	0	0	n/a	n/a	5
Edmonton CMA									
November 2013	640	202	21	0	162	225	n/a	n/a	1,250
November 2012	594	159	27	0	170	460	n/a	n/a	1,410

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Edmonton City									
November 2013	337	107	30	0	88	235	n/a	n/a	797
November 2012	326	122	1	0	72	132	n/a	n/a	653
Beaumont Town									
November 2013	16	0	12	0	0	0	n/a	n/a	28
November 2012	11	0	0	0	0	0	n/a	n/a	11
Devon Town									
November 2013	2	0	0	0	0	0	n/a	n/a	2
November 2012	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
November 2013	28	9	0	0	2	4	n/a	n/a	43
November 2012	22	3	0	0	0	1	n/a	n/a	26
Leduc City									
November 2013	17	10	0	0	5	0	n/a	n/a	32
November 2012	10	15	0	0	9	0	n/a	n/a	34
Leduc County									
November 2013	8	0	0	0	0	0	n/a	n/a	8
November 2012	6	0	0	0	0	0	n/a	n/a	6
Morinville Town									
November 2013	4	0	0	0	2	0	n/a	n/a	6
November 2012	8	0	0	0	7	0	n/a	n/a	15
Parkland County									
November 2013	37	2	0	0	0	0	n/a	n/a	39
November 2012	5	0	0	0	0	0	n/a	n/a	5
Spruce Grove City									
November 2013	28	3	0	0	0	0	n/a	n/a	31
November 2012	6	6	7	0	1	0	n/a	n/a	20
St. Albert City									
November 2013	11	0	0	0	0	2	n/a	n/a	13
November 2012	29	0	0	0	0	0	n/a	n/a	29
Stony Plain Town									
November 2013	7	6	0	0	1	0	n/a	n/a	14
November 2012	5	0	0	0	4	2	n/a	n/a	11
Strathcona County									
November 2013	32	3	0	0	2	1	n/a	n/a	38
November 2012	34	15	0	0	8	1	n/a	n/a	58
Sturgeon County									
November 2013	2	0	0	0	0	0	n/a	n/a	2
November 2012	12	0	0	0	0	0	n/a	n/a	12
Remainder of the CMA									
November 2013	6	0	0	0	0	0	n/a	n/a	6
November 2012	6	0	0	0	0	0	n/a	n/a	6
Edmonton CMA									
November 2013	535	140	42	0	100	242	n/a	n/a	1,059
November 2012	480	161	8	0	101	136	n/a	n/a	886

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type**November 2013**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	% Change
Edmonton City	377	341	132	218	74	32	164	884	747	1,475	-49.4
Beaumont Town	11	20	8	0	0	0	0	0	19	20	-5.0
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	2	0	0	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	19	31	4	16	0	0	142	0	165	47	**
Gibbons Town	2	0	0	0	0	0	0	0	2	0	n/a
Leduc City	20	17	2	14	7	19	0	0	29	50	-42.0
Leduc County	13	8	0	0	0	0	0	0	13	8	62.5
Morinville Town	2	8	0	0	4	0	0	0	6	8	-25.0
Parkland County	26	15	0	0	0	0	0	0	26	15	73.3
Spruce Grove City	26	12	4	16	0	3	0	0	30	31	-3.2
St. Albert City	20	10	8	0	0	0	0	0	28	10	180.0
Stony Plain Town	6	6	0	10	0	0	0	0	6	16	-62.5
Strathcona County	26	29	6	14	3	3	0	0	35	46	-23.9
Sturgeon County	15	3	0	0	0	0	0	0	15	3	**
Remainder of the CMA	4	2	0	0	0	0	0	0	4	2	100.0
Edmonton CMA	567	505	164	288	88	57	306	884	1,125	1,734	-35.1

Table 2.1: Starts by Submarket and by Dwelling Type**January - November 2013**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	3,696	3,217	1,440	1,468	947	765	3,622	3,449	9,705	8,899	9.1
Beaumont Town	134	186	44	32	51	7	104	0	333	225	48.0
Calmar Town	13	14	0	0	0	8	0	0	13	22	-40.9
Devon Town	2	9	0	0	0	0	0	0	2	9	-77.8
Fort Saskatchewan City	214	231	56	76	59	4	142	0	471	311	51.4
Gibbons Town	21	13	0	0	0	0	0	0	21	13	61.5
Leduc City	262	250	76	122	74	44	0	0	412	416	-1.0
Leduc County	108	97	0	0	0	0	0	0	108	97	11.3
Morinville Town	39	65	2	4	27	12	37	0	105	81	29.6
Parkland County	173	175	2	4	0	0	0	0	175	179	-2.2
Spruce Grove City	232	192	136	138	98	97	143	92	609	519	17.3
St. Albert City	150	186	28	22	0	0	500	118	678	326	108.0
Stony Plain Town	74	106	34	56	3	0	4	0	115	162	-29.0
Strathcona County	326	351	108	98	55	71	58	115	547	635	-13.9
Sturgeon County	114	119	0	0	0	0	0	0	114	119	-4.2
Remainder of the CMA	23	35	0	0	0	0	31	0	54	35	54.3
Edmonton CMA	5,581	5,246	1,926	2,020	1,314	1,008	4,641	3,774	13,462	12,048	11.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Edmonton City	74	32	0	0	11	621	153	263
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	142	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	19	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	3	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	88	57	0	0	11	621	295	263

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	925	761	22	4	2,593	1,782	1,029	1,667
Beaumont Town	51	7	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	59	0	0	0	142	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	74	44	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	27	12	0	0	0	0	37	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	98	97	0	0	0	92	143	0
St. Albert City	0	0	0	0	72	0	428	118
Stony Plain Town	3	0	0	0	4	0	0	0
Strathcona County	55	71	0	0	58	46	0	69
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	31	0	0	0
Edmonton CMA	1,233	996	81	12	2,758	1,920	1,883	1,854

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market**November 2013**

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Edmonton City	512	553	82	659	153	263	747	1,475
Beaumont Town	19	20	0	0	0	0	19	20
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	23	41	0	6	142	0	165	47
Gibbons Town	2	0	0	0	0	0	2	0
Leduc City	26	35	3	15	0	0	29	50
Leduc County	13	8	0	0	0	0	13	8
Morinville Town	6	8	0	0	0	0	6	8
Parkland County	26	15	0	0	0	0	26	15
Spruce Grove City	30	31	0	0	0	0	30	31
St. Albert City	20	10	8	0	0	0	28	10
Stony Plain Town	6	16	0	0	0	0	6	16
Strathcona County	32	31	3	15	0	0	35	46
Sturgeon County	15	3	0	0	0	0	15	3
Remainder of the CMA	4	2	0	0	0	0	4	2
Edmonton CMA	734	776	96	695	295	263	1,125	1,734

Table 2.5: Starts by Submarket and by Intended Market**January - November 2013**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	5,286	4,665	3,366	2,563	1,053	1,671	9,705	8,899
Beaumont Town	229	225	0	0	104	0	333	225
Calmar Town	13	14	0	0	0	8	13	22
Devon Town	2	9	0	0	0	0	2	9
Fort Saskatchewan City	268	294	2	17	201	0	471	311
Gibbons Town	21	13	0	0	0	0	21	13
Leduc City	397	383	15	33	0	0	412	416
Leduc County	108	97	0	0	0	0	108	97
Morinville Town	60	77	8	4	37	0	105	81
Parkland County	175	179	0	0	0	0	175	179
Spruce Grove City	448	405	18	114	143	0	609	519
St. Albert City	154	208	96	0	428	118	678	326
Stony Plain Town	108	162	7	0	0	0	115	162
Strathcona County	400	393	147	173	0	69	547	635
Sturgeon County	114	119	0	0	0	0	114	119
Remainder of the CMA	23	35	31	0	0	0	54	35
Edmonton CMA	7,806	7,278	3,690	2,904	1,966	1,866	13,462	12,048

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type**November 2013**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	% Change
Edmonton City	370	298	144	106	132	72	602	113	1,248	589	111.9
Beaumont Town	17	12	0	0	12	0	0	0	29	12	141.7
Calmar Town	0	3	0	0	0	0	0	0	0	3	-100.0
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	32	33	8	8	19	0	0	0	59	41	43.9
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	13	8	8	18	6	4	0	0	27	30	-10.0
Leduc County	9	5	0	0	0	0	0	0	9	5	80.0
Morinville Town	4	8	0	0	6	4	0	0	10	12	-16.7
Parkland County	38	3	2	0	0	0	0	0	40	3	1333.3
Spruce Grove City	35	1	6	2	0	16	0	0	41	19	115.8
St. Albert City	14	28	0	0	0	0	0	0	14	28	-50.0
Stony Plain Town	5	3	0	0	0	4	0	0	5	7	-28.6
Strathcona County	35	44	2	16	0	4	0	0	37	64	-42.2
Sturgeon County	2	11	0	0	0	0	0	0	2	11	-81.8
Remainder of the CMA	5	2	0	0	0	0	0	0	5	2	150.0
Edmonton CMA	580	460	170	150	175	104	602	113	1,527	827	84.6

Table 3.1: Completions by Submarket and by Dwelling Type**January - November 2013**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	3,392	2,917	1,416	998	815	570	2,628	1,733	8,251	6,218	32.7
Beaumont Town	181	175	28	18	23	16	0	66	232	275	-15.6
Calmar Town	12	8	0	0	8	0	0	0	20	8	150.0
Devon Town	10	10	0	2	5	0	0	0	15	12	25.0
Fort Saskatchewan City	219	212	70	84	42	0	0	71	331	367	-9.8
Gibbons Town	15	15	0	0	0	0	0	0	15	15	0.0
Leduc City	218	181	96	110	37	28	0	127	351	446	-21.3
Leduc County	97	87	0	0	0	0	0	0	97	87	11.5
Morinville Town	53	62	4	4	38	43	0	0	95	109	-12.8
Parkland County	181	175	10	8	0	0	0	0	191	183	4.4
Spruce Grove City	188	169	132	128	83	63	202	0	605	360	68.1
St. Albert City	150	201	10	0	0	0	118	96	278	297	-6.4
Stony Plain Town	87	97	64	26	16	4	0	0	167	127	31.5
Strathcona County	306	360	102	92	61	50	69	220	538	722	-25.5
Sturgeon County	102	150	0	0	0	0	0	0	102	150	-32.0
Remainder of the CMA	35	31	0	2	0	4	31	0	66	37	78.4
Edmonton CMA	5,246	4,850	1,932	1,472	1,128	778	3,048	2,313	11,354	9,413	20.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Edmonton City	105	68	27	4	211	113	391	0
Beaumont Town	12	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	19	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	6	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	16	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	4	0	0	0	0	0	0
Strathcona County	0	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	129	100	46	4	211	113	391	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	773	562	42	8	1,198	1,235	1,430	498
Beaumont Town	23	16	0	0	0	0	0	66
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	5	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	38	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	37	24	0	4	0	0	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	26	43	12	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	83	63	0	0	0	0	202	0
St. Albert City	0	0	0	0	0	0	118	96
Stony Plain Town	16	4	0	0	0	0	0	0
Strathcona County	61	50	0	0	0	186	69	34
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	31	0
Edmonton CMA	1,028	766	100	12	1,198	1,421	1,850	892

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012	Nov 2013	Nov 2012
Edmonton City	517	402	306	183	425	4	1,248	589
Beaumont Town	29	12	0	0	0	0	29	12
Calmar Town	0	3	0	0	0	0	0	3
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	38	41	2	0	19	0	59	41
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	21	26	6	4	0	0	27	30
Leduc County	9	5	0	0	0	0	9	5
Morinville Town	7	8	3	4	0	0	10	12
Parkland County	40	3	0	0	0	0	40	3
Spruce Grove City	41	19	0	0	0	0	41	19
St. Albert City	14	28	0	0	0	0	14	28
Stony Plain Town	5	3	0	4	0	0	5	7
Strathcona County	35	56	2	8	0	0	37	64
Sturgeon County	2	11	0	0	0	0	2	11
Remainder of the CMA	5	2	0	0	0	0	5	2
Edmonton CMA	764	620	319	203	444	4	1,527	827

Table 3.5: Completions by Submarket and by Intended Market
January - November 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	4,826	3,907	1,942	1,803	1,483	508	8,251	6,218
Beaumont Town	232	193	0	16	0	66	232	275
Calmar Town	12	8	0	0	8	0	20	8
Devon Town	10	12	5	0	0	0	15	12
Fort Saskatchewan City	284	285	9	11	38	71	331	367
Gibbons Town	15	15	0	0	0	0	15	15
Leduc City	322	291	29	24	0	131	351	446
Leduc County	97	87	0	0	0	0	97	87
Morinville Town	72	72	11	35	12	2	95	109
Parkland County	191	183	0	0	0	0	191	183
Spruce Grove City	379	297	24	63	202	0	605	360
St. Albert City	160	201	0	0	118	96	278	297
Stony Plain Town	151	123	16	4	0	0	167	127
Strathcona County	344	420	125	268	69	34	538	722
Sturgeon County	102	150	0	0	0	0	102	150
Remainder of the CMA	35	33	0	4	31	0	66	37
Edmonton CMA	7,232	6,277	2,161	2,228	1,961	908	11,354	9,413

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range**November 2013**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
November 2013	22	6.7	131	39.9	103	31.4	39	11.9	33	10.1	328	460,250	500,859
November 2012	27	8.5	115	36.1	102	32.0	33	10.3	42	13.2	319	462,900	496,478
Year-to-date 2013	294	9.1	1,234	38.1	983	30.3	307	9.5	424	13.1	3,242	457,076	532,946
Year-to-date 2012	294	10.2	1,095	38.1	750	26.1	302	10.5	431	15.0	2,872	454,900	511,367
Beaumont Town													
November 2013	1	6.3	8	50.0	2	12.5	5	31.3	0	0.0	16	444,675	474,272
November 2012	0	0.0	2	18.2	5	45.5	4	36.4	0	0.0	11	529,900	524,932
Year-to-date 2013	4	2.3	63	36.6	68	39.5	35	20.3	2	1.2	172	478,944	483,361
Year-to-date 2012	6	3.2	82	44.3	62	33.5	29	15.7	6	3.2	185	458,000	477,357
Calmar Town													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2012	6	75.0	2	25.0	0	0.0	0	0.0	0	0.0	8	--	--
Devon Town													
November 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	2	25.0	2	25.0	3	37.5	1	12.5	0	0.0	8	--	--
Year-to-date 2012	0	0.0	4	40.0	2	20.0	3	30.0	1	10.0	10	502,500	512,730
Fort Saskatchewan City													
November 2013	1	3.7	19	70.4	3	11.1	3	11.1	1	3.7	27	409,900	445,463
November 2012	2	9.5	9	42.9	1	4.8	7	33.3	2	9.5	21	442,000	505,552
Year-to-date 2013	24	10.1	128	53.8	53	22.3	18	7.6	15	6.3	238	428,250	454,625
Year-to-date 2012	13	6.4	129	63.9	35	17.3	19	9.4	6	3.0	202	420,300	446,101
Gibbons Town													
November 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	6	40.0	5	33.3	4	26.7	0	0.0	0	0.0	15	359,900	370,520
Year-to-date 2012	5	31.3	10	62.5	1	6.3	0	0.0	0	0.0	16	359,450	368,094
Leduc City													
November 2013	4	23.5	10	58.8	3	17.6	0	0.0	0	0.0	17	393,000	395,326
November 2012	4	40.0	2	20.0	3	30.0	1	10.0	0	0.0	10	364,145	399,034
Year-to-date 2013	52	23.6	96	43.6	50	22.7	14	6.4	8	3.6	220	412,368	429,739
Year-to-date 2012	31	16.6	92	49.2	44	23.5	14	7.5	6	3.2	187	419,900	439,193
Leduc County													
November 2013	4	50.0	0	0.0	2	25.0	2	25.0	0	0.0	8	--	--
November 2012	0	0.0	1	20.0	1	20.0	2	40.0	1	20.0	5	--	--
Year-to-date 2013	14	14.9	15	16.0	28	29.8	15	16.0	22	23.4	94	506,350	524,300
Year-to-date 2012	16	18.6	20	23.3	19	22.1	15	17.4	16	18.6	86	473,875	497,128
Morinville Town													
November 2013	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
November 2012	1	14.3	6	85.7	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2013	2	4.2	39	81.3	6	12.5	1	2.1	0	0.0	48	401,500	410,871
Year-to-date 2012	10	15.9	45	71.4	7	11.1	1	1.6	0	0.0	63	399,900	404,202

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2013

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
November 2013	0	0.0	0	0.0	1	7.7	5	38.5	7	53.8	13	714,800	861,761
November 2012	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2013	7	10.9	4	6.3	2	3.1	15	23.4	36	56.3	64	732,350	756,017
Year-to-date 2012	11	14.9	4	5.4	9	12.2	10	13.5	40	54.1	74	657,125	660,292
Spruce Grove City													
November 2013	4	16.0	11	44.0	5	20.0	4	16.0	1	4.0	25	419,887	440,280
November 2012	1	16.7	5	83.3	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	31	16.5	71	37.8	54	28.7	23	12.2	9	4.8	188	438,588	451,072
Year-to-date 2012	20	12.5	58	36.3	45	28.1	30	18.8	7	4.4	160	456,056	471,464
St. Albert City													
November 2013	0	0.0	1	10.0	2	20.0	3	30.0	4	40.0	10	590,350	701,040
November 2012	0	0.0	3	11.5	8	30.8	3	11.5	12	46.2	26	643,250	654,258
Year-to-date 2013	0	0.0	12	8.6	48	34.5	24	17.3	55	39.6	139	583,000	632,268
Year-to-date 2012	0	0.0	27	14.1	75	39.3	41	21.5	48	25.1	191	539,900	581,632
Stony Plain Town													
November 2013	2	33.3	3	50.0	0	0.0	0	0.0	1	16.7	6	--	--
November 2012	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	16	18.8	47	55.3	12	14.1	2	2.4	8	9.4	85	399,900	441,040
Year-to-date 2012	15	18.1	45	54.2	18	21.7	1	1.2	4	4.8	83	404,624	419,440
Strathcona County													
November 2013	0	0.0	1	3.1	15	46.9	10	31.3	6	18.8	32	559,500	594,844
November 2012	0	0.0	5	16.1	14	45.2	6	19.4	6	19.4	31	510,000	607,387
Year-to-date 2013	5	1.6	57	18.2	125	39.9	61	19.5	65	20.8	313	520,000	626,451
Year-to-date 2012	7	2.1	70	21.1	120	36.3	64	19.3	70	21.1	331	516,000	597,991
Sturgeon County													
November 2013	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
November 2012	1	8.3	3	25.0	1	8.3	3	25.0	4	33.3	12	590,000	622,083
Year-to-date 2013	9	8.9	8	7.9	24	23.8	28	27.7	32	31.7	101	590,000	634,202
Year-to-date 2012	35	23.3	17	11.3	14	9.3	33	22.0	51	34.0	150	590,000	570,760
Remainder of the CMA													
November 2013	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	--	--
November 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	12	48.0	6	24.0	0	0.0	4	16.0	3	12.0	25	350,000	473,705
Year-to-date 2012	12	63.2	3	15.8	0	0.0	1	5.3	3	15.8	19	340,000	408,621
Edmonton CMA													
November 2013	41	8.3	192	38.9	136	27.5	71	14.4	54	10.9	494	460,300	504,611
November 2012	42	9.1	155	33.6	137	29.7	59	12.8	68	14.8	461	469,400	509,943
Year-to-date 2013	487	9.8	1,787	36.0	1,460	29.4	548	11.0	679	13.7	4,961	460,100	529,156
Year-to-date 2012	481	10.4	1,703	36.7	1,201	25.9	563	12.1	689	14.9	4,637	459,000	511,641

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units**November 2013**

Submarket	Nov 2013	Nov 2012	% Change	YTD 2013	YTD 2012	% Change
Edmonton City	500,859	496,478	0.9	532,946	511,367	4.2
Beaumont Town	474,272	524,932	-9.7	483,361	477,357	1.3
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	512,730	n/a
Fort Saskatchewan City	445,463	505,552	-11.9	454,625	446,101	1.9
Gibbons Town	--	--	n/a	370,520	368,094	0.7
Leduc City	395,326	399,034	-0.9	429,739	439,193	-2.2
Leduc County	--	--	n/a	524,300	497,128	5.5
Morinville Town	--	--	n/a	410,871	404,202	1.6
Parkland County	861,761	--	n/a	756,017	660,292	14.5
Spruce Grove City	440,280	--	n/a	451,072	471,464	-4.3
St. Albert City	701,040	654,258	7.2	632,268	581,632	8.7
Stony Plain Town	--	--	n/a	441,040	419,440	5.1
Strathcona County	594,844	607,387	-2.1	626,451	597,991	4.8
Sturgeon County	--	622,083	n/a	634,202	570,760	11.1
Remainder of the CMA	--	--	n/a	473,705	408,621	15.9
Edmonton CMA	504,611	509,943	-1.0	529,156	511,641	3.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
November 2013

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2012	January	930	17.4	1,422	2,452	2,796	50.9	317,995	0.8	327,596
	February	1,231	8.7	1,402	2,555	2,656	52.8	329,820	5.8	336,299
	March	1,622	0.6	1,495	3,304	2,803	53.3	335,579	2.8	331,408
	April	1,874	16.8	1,559	3,252	2,663	58.5	336,751	2.7	329,764
	May	2,156	7.4	1,482	3,764	2,734	54.2	347,078	4.7	335,810
	June	1,913	0.6	1,549	3,220	2,651	58.4	340,391	3.6	332,489
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	330,844
	August	1,535	-6.5	1,463	2,740	2,574	56.8	334,391	2.8	333,592
	September	1,372	2.0	1,591	2,436	2,670	59.6	323,803	-2.7	322,099
	October	1,365	7.3	1,387	2,300	2,520	55.0	327,880	2.4	334,103
	November	1,115	-4.4	1,401	1,623	2,349	59.6	331,526	3.7	337,932
	December	803	-9.3	1,420	950	2,457	57.8	329,410	4.4	339,991
2013	January	1,075	15.6	1,565	2,172	2,433	64.3	323,541	1.7	333,315
	February	1,301	5.7	1,552	2,328	2,475	62.7	334,347	1.4	340,802
	March	1,645	1.4	1,554	2,795	2,455	63.3	350,723	4.5	342,336
	April	1,838	-1.9	1,409	3,213	2,462	57.2	349,047	3.7	345,338
	May	2,151	-0.2	1,530	3,734	2,626	58.3	350,921	1.1	339,573
	June	2,052	7.3	1,683	3,151	2,673	63.0	353,360	3.8	344,703
	July	2,136	23.8	1,666	2,949	2,558	65.1	345,335	2.4	340,411
	August	1,753	14.2	1,713	2,660	2,538	67.5	348,758	4.3	347,450
	September	1,712	24.8	1,769	2,404	2,474	71.5	349,923	8.1	346,882
	October	1,682	23.2	1,735	2,102	2,376	73.0	332,461	1.4	339,270
	November	1,291	15.8	1,720	1,591	2,441	70.5	339,703	2.5	346,053
	December									
	Q3 2012	4,632	0.9		7,990			332,339	0.5	
	Q3 2013	5,601	20.9		8,013			347,809	4.7	
	YTD 2012	16,838	4.7		30,460			334,553	2.6	
	YTD 2013	18,636	10.7		29,099			344,872	3.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators

November 2013

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	90.2	127.3	679	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	676	5.1	73.0	971
	March	595	3.20	5.24	90.5	127.0	671	5.5	72.7	965
	April	607	3.20	5.44	90.8	127.4	678	5.1	72.9	957
	May	601	3.20	5.34	90.8	127.0	686	4.8	73.3	953
	June	595	3.20	5.24	90.8	127.2	693	4.4	73.5	963
	July	595	3.10	5.24	90.7	127.1	696	4.4	73.7	978
	August	595	3.10	5.24	90.7	127.9	700	4.4	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.4	74.2	1,004
	October	595	3.10	5.24	90.8	128.5	708	4.3	74.2	1,011
	November	595	3.10	5.24	90.9	127.7	707	4.2	73.8	1,016
	December	595	3.00	5.24	91.1	127.0	705	4.5	73.6	1,023
2013	January	595	3.00	5.24	91.0	126.8	705	4.3	73.2	1,030
	February	595	3.00	5.24	91.0	128.0	704	4.4	72.8	1,028
	March	590	3.00	5.14	91.0	128.3	703	4.2	72.5	1,035
	April	590	3.00	5.14	91.2	129.0	701	4.4	72.1	1,038
	May	590	3.00	5.14	91.0	129.7	704	4.5	72.4	1,048
	June	590	3.14	5.14	91.3	130.0	711	4.6	72.8	1,046
	July	590	3.14	5.14	91.2	129.5	719	4.8	73.6	1,041
	August	601	3.14	5.34	91.4	129.4	724	5.2	74.0	1,033
	September	601	3.14	5.34	91.0	129.5	725	5.1	73.9	1,037
	October	601	3.14	5.34	91.1	129.2	722	5.3	73.5	1,044
	November	601	3.14	5.34		129.3	725	5.1	73.4	1,050
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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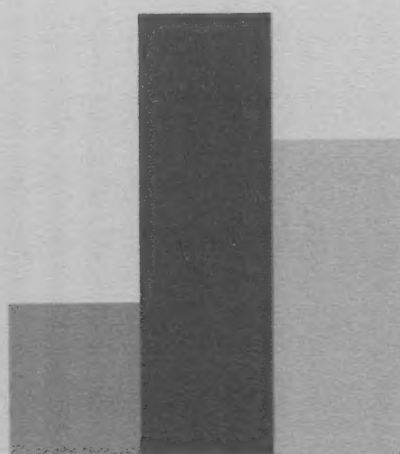
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